

ORDINANCE

2021-05-20-0383

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO
BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-
304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

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WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 0.121 acres out of NCB 488, from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

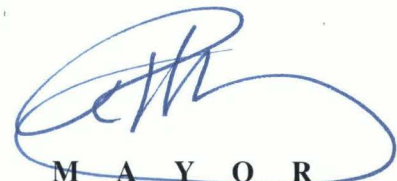
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective May 30, 2021.

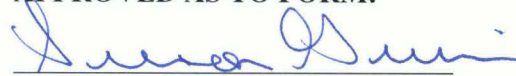
PASSED AND APPROVED this 20th day of May, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney



City of San Antonio

City Council

May 20, 2021

Item: Z-6

File Number: 21-3608

Enactment Number:

2021-05-20-0383

ZONING CASE Z-2021-10700041 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on 0.121 acres out of NCB 488, located at 202 Mason Street. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
05/20/2021
Item No. Z-6

Exhibit “A”

METES AND BOUNDS DESCRIPTION

January 21, 2021

Being a 0.121 acre tract of land consisting of the west 52.2 feet of Lots A and B, Block 5, New City Block 488 in the City of San Antonio, Bexar County, Texas and being conveyed in Doc# 20190023530 Bexar County, Texas, said 0.121 acre tract being more particularly described as follows;

Beginning at an "X" set in concrete at the intersection of the easterly Right-of-way line of Hackberry Street and the south Right-of-way line of Mason Street for the northwesterly corner of the herein described tract;

THENCE N 89° 56' 06" E, 52.20 feet along the south Right-of-way line of said Mason Street to the northeasterly corner of the herein described tract;

THENCE S 00° 00' 00" E, 100.92 feet to a point for the easterly corner of the herein described tract;

THENCE S 89° 43' 34" W, 52.20 feet to an "X" set in concrete in the easterly Right-of-way line of said Hackberry Street for the southwesterly corner of the herein described tract;

THENCE N 00° 00' 00" W, 101.11 feet along the easterly Right-of-way line of said Hackberry Street to the POINT OF BEGINNING.

Stephen G. Cook
Registered Professional Land Surveyor
No. 5293

TBPLS Firm # 10005400

SCGE No. 999-778-837B

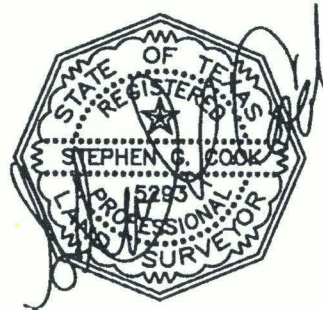
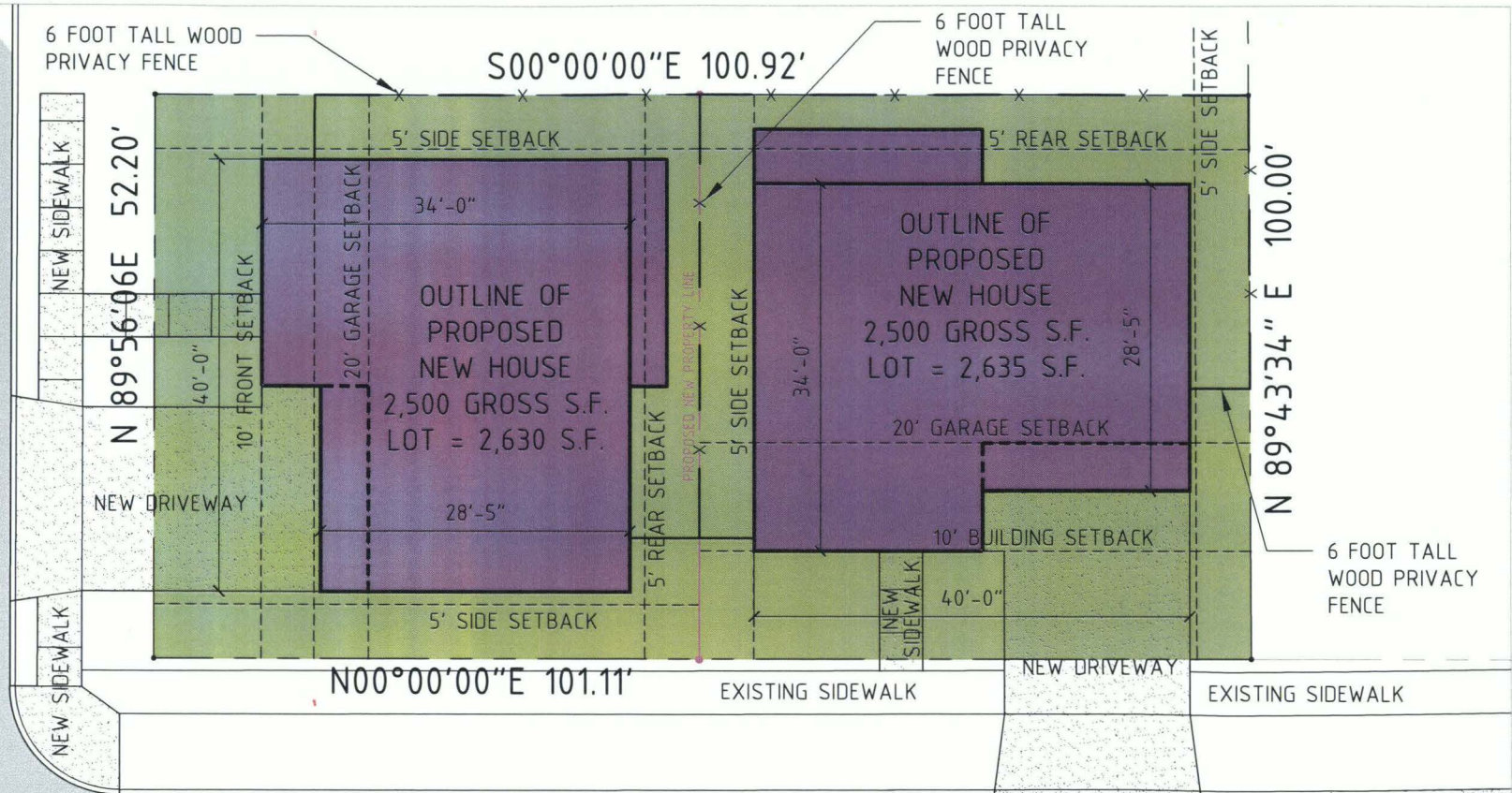


Exhibit "A"

SG
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Exhibit “B”

MASON STREET 55.6' ROW



PERVIOUS COVER: 2,031 SQ. FT.
IMPERVIOUS COVER: 3,238 SQ. FT.

N. HACKBERRY
55.6' ROW

TOTAL ACREAGE = 0.1209 (5,269 S.F.)

FROM: RM-5 RESIDENTIAL MIXED USE SINGLE FAMILY WITH USE PERMITTED FOR 3 UNITS
TO: IDZ-1 INFILL DEVELOPMENT ZONE WITH USE PERMITTED FOR 2 UNITS

Exhibit "B"

I, James Rothfelder, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.



SITE PLAN - 202 MASON STREET

Z2021-10700041

1/16" = 1'-0"